



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcpplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR SPECIAL EXCEPTION USE

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following Special Exception:

☐ **Proposed Land Use** (include Reference Number from Land Use Matrix; site plan must be attached)

Property Location/Address: _____

Legal/Property Description:

☐ Is Attached

☒ Is as follows: Lots Nos 8 and 9, STONERIDGE VILLAGE-SECTION TWO, in the City of Jefferson, Missouri, per Plat of record in Plat Book 12, Page 637, Cole County Recorder's Office

Current Zoning District:

C-2 General Commercial

Does project involve a change in zoning district? ☒ No ☐ Yes, proposed zoning _____

If yes, a separate rezoning application is required

The undersigned hereby state they are the owners of the real estate described above or in the attached exhibit who petition for special exception use:

ALL OWNERS OF REAL PROPERTY INCLUDED IN THIS APPLICATION MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Menard, Inc.

Property Owner #1 Name (type or print)

Nick B
Property Owner Signature Nick Brenner
Real Estate Representative - Menard, Inc.

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this _____ day of _____ in the year _____.

Notary Public

Address of Property Owner #1: 5101 Menard Drive Eau Claire, WI 54703

Address of Property Owner #2

Phone Number(s): 715-876-2532

Applicant Information (if different from property owner):

Name: Nick Brenner - Real Estate Representative - Menard, Inc

Address: 5101 Menard Drive Eau Claire, WI 54703

Phone Number(s): 715-876-2177

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received:

_____ Cash (Indicate Receipt # _____) _____ Check (Copy; indicate check # _____)

Attachments:

_____ Site plan _____ Subdivision Plat _____ Project Description Narrative

_____ Applicant Information Sheet _____ Location Map _____ Other documentation

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



October 9, 2015

RE: Menards Expansion Plans

Dear Mr. Barron,

Menard, Inc. is requesting an amendment to the Special Exception Permit which governs the Menard's property, to allow for the construction of additional warehouse space at the Jefferson City, MO Menards store. We are in the process of updating our stores to ensure all communities are served at the highest possible level of service.

The proposed expansion includes an additional 22,347 square feet of warehouse space. This additional warehouse space will fit in Menard's current yard so no expansion of the fenced in lumberyard will be necessary. We also plan to enclose the rear overhang that exists between the loading dock and garden center. It will be enclosed with green steel to match the other decorative steel found on the store and will protect the storage area from the weather.

All of the materials used on the new warehouse and lumber yard fence will match what exists currently. The new warehouse will be identical to the existing warehouse. After the project is completed you would not know that this change even happened because the warehouses will match and the steel used for enclosing the overhangs is the same as what was used on the store. The attached site plan shows the expansion areas in red and I have included elevations of the new rear store façade.

I understand there is an application filing fee in the amount of \$210 associated with this request. In the essence of time, I have submitted this application before I received the check in-house here. I will send the check to your attention as soon as it is issued on my end.

We appreciate the city working with us on this expansion project and we hope that we can always continue to grow our operations to ensure that the community always receives the best possible service from Menards. If there are any questions please let me know. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Nick Brenner", is written over the printed name.

Nick Brenner
Real Estate Representative
Menard, Inc. – Properties
5101 Menard Drive
Eau Claire, WI 54703
P: 715-876-2177
C: 715-577-1501
F: 715-876-5998
nbrenner@menard-inc.com



Nick Brenner
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703



Jefferson City, Missouri
Menards Site Plan
October 5, 2015
Scale: 1" = 50'-0"